



79 WEST STREET, CHAGRIN FALLS, OHIO, 44022



FOR MORE INFO: 216.831.8100

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COMMERCIAL BROKERAGE

SPACE FOR LEASE

PROPERTY HIGHLIGHTS

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- **Total SF: 1,682**
1st Floor: 1,156 SF | 2nd Floor Loft: 526 SF
- Situated in the heart of Chagrin Falls lined with local shops, boutiques, & restaurants.
- Great outdoor area
- Spacious upstairs loft

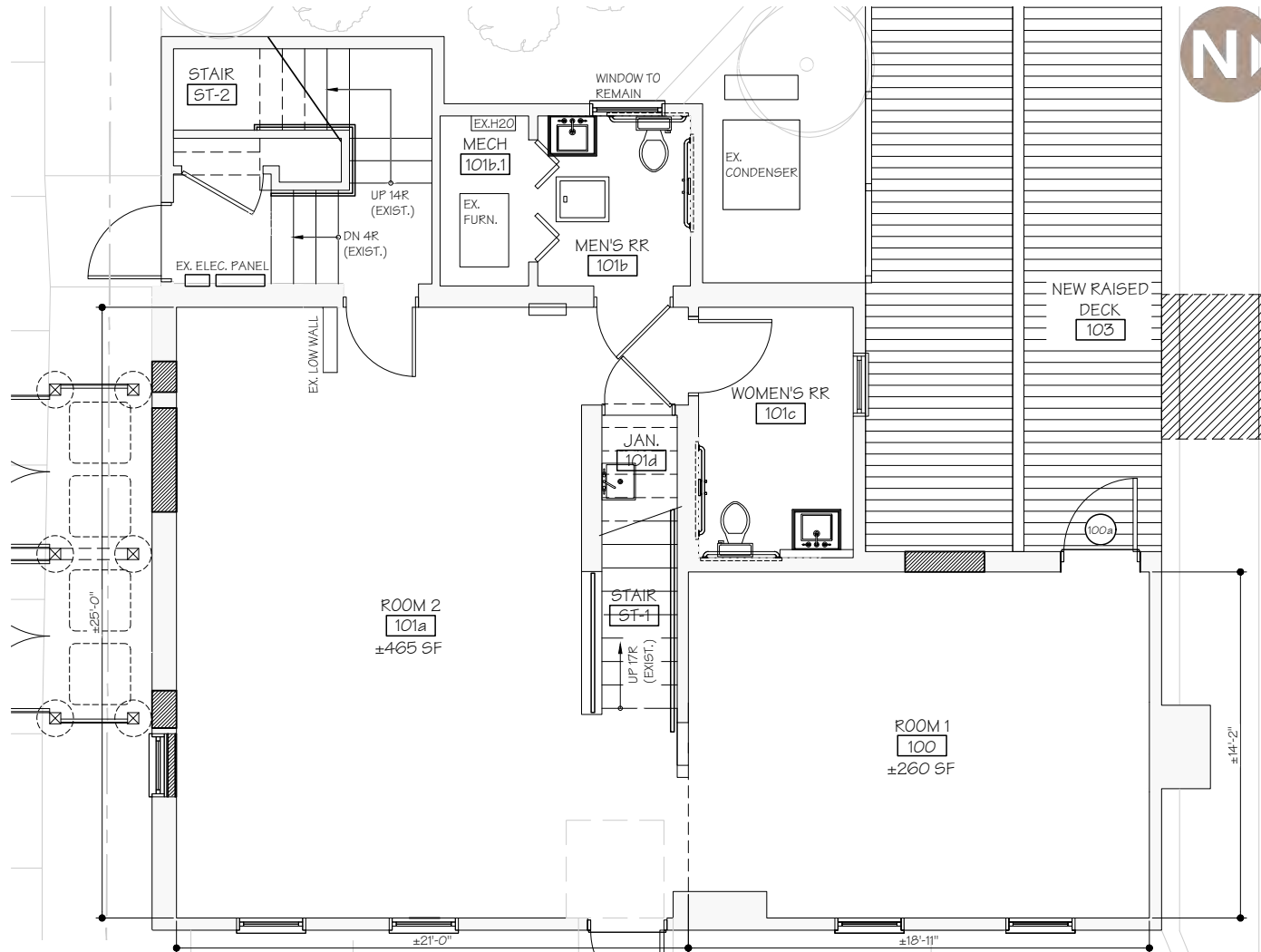
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	4,816	18,976	51,385
2028 Projection	4,785	18,949	51,700
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	478	1,112	3,423
2023 Estimated Total Employees	6,323	11,305	45,178
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$213,513	\$271,713	\$234,271
2023 Estimated Median Household Income	\$114,576	\$162,731	\$150,615



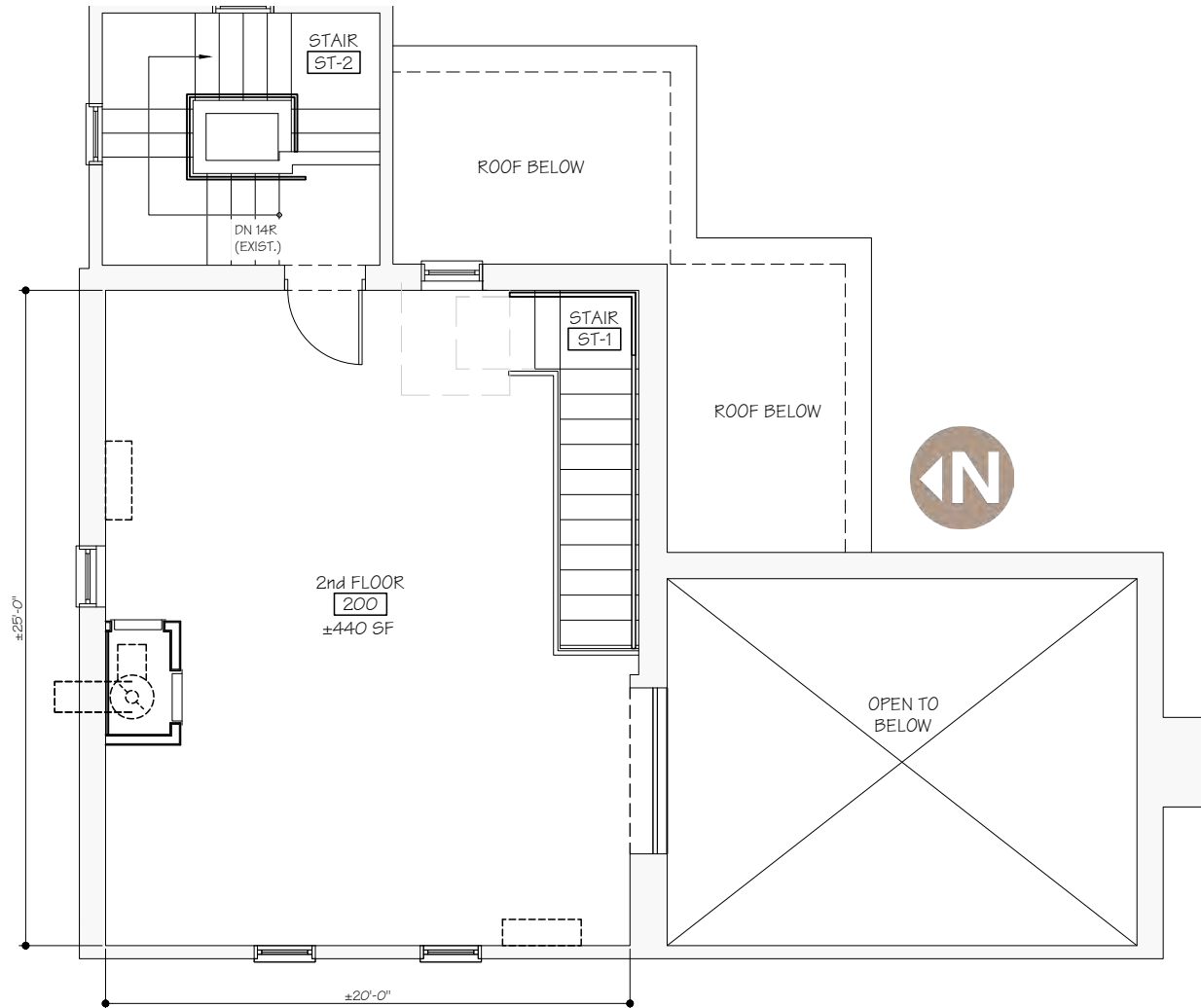
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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PHOTOS



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TRADE AERIAL



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LOCATION OVERVIEW



Chagrin Falls, Ohio, is a picturesque and charming village located in Cuyahoga County, known for its scenic beauty and small-town ambiance. Nestled along the banks of the Chagrin River, this idyllic community exudes historic charm with its quaint downtown area, complete with a beautiful waterfall as its centerpiece. The village is renowned for its vibrant arts scene, boutique shops, and an array of dining options, making it a desirable destination for both residents and visitors seeking a tranquil yet lively atmosphere.

While Chagrin Falls primarily boasts a residential landscape, there are emerging opportunities for commercial real estate within the village. With its strong sense of community and steady tourist influx, entrepreneurs and investors are exploring the potential for businesses like boutique stores, art galleries, cafes, and specialty shops to thrive in this scenic setting. Commercial properties in and around the village center are in high demand, presenting an appealing prospect for those

looking to establish a presence in this charming community. Chagrin Falls offers a unique blend of suburban serenity and commercial potential, making it an attractive destination for commercial real estate ventures.

Additionally, Chagrin Falls benefits from its proximity to the Greater Cleveland area, providing an opportunity for commercial real estate investors to tap into a regional market while enjoying the village's distinct charm. With its well-maintained historic architecture and welcoming atmosphere, Chagrin Falls has a strong appeal that can attract businesses catering to both local residents and the broader regional population. As the village continues to draw visitors seeking a tranquil escape from the city, savvy entrepreneurs and investors may find a range of commercial real estate opportunities to complement the area's unique character and growing appeal.



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